County of Los Angeles
Public Health

Local Agency Management Program (LAMP) Presentation

Department of Public Health
Environmental Health Division
April, 2018

TIMELINE: APPROVAL OF THE LAMP

- **March - April 2018** – Water Board public comment period
- **April - May 2018** - Public meetings scheduled
- **May 10, 2018** - Water Board to hold a public hearing
- **June 2018** - Ordinance submitted to the Board of Supervisors for consideration
- **June 2018** - Water Board approves the LAMP

RELAX – DON'T LISTEN TO THE RUMORS

- No changes needed for functioning existing systems
- New requirements apply when
  - Building a new home or business
  - Modifications are made to an existing home
  - Existing system fails and cannot be repaired

NEW STATE REGULATION

- New State policy for the regulation of Onsite Wastewater Treatment Systems (OWTS), also known as septic systems effective May 13, 2013.
- State Policy sets strict standards for new and replacement septic systems.
- No action needed for existing systems.
- If standards cannot be met a Waste Discharge Requirements (WDR) permit is required from the Water Board and a system capable of meeting the discharge limits is required.
- State Policy authorizes a Local Agency Management Program which sets alternate standards and authorizes a program to locally manage NOWTS, no WDR required.

Summary of the LAMP

- State Policy is driving changes
- Sets conditions for DPH regulation of NOWTS
- Eliminates need for approval by two agencies.
- Lower costs for homeowners with NOWTS and commercial systems
- No changes for existing, functional septic systems

BENEFITS OF ADOPTING THE LAMP

- Allows the County to set less restrictive standards than Tier 1 Requirements.
- Allows the County to implement a program to regulate NOWTS that prevents residents from being required to obtain a Waste Discharge Requirements permit from the Water Board.
- Prevents residents from needing approval by two agencies for NOWTS.
- Increases the DPH's authority to include small apartments and small businesses.
- Keeps residents' costs lower for both permitting and monitoring.

IMPACT ON EXISTING SYSTEMS

- All existing conventional OWTS are classified as Tier 0
- No action is required by the property owner until the system fails or the home is expanded.

- All existing NOWTS are classified as Tier 0.
- Existing NOWTS must continue to have the system inspected every year according to the covenant signed at the time of installation
- Effluent testing is no longer required for existing NOWTS, unless near an impaired water body.

CHANGES REQUIRED BY THE STATE OWTS POLICY

Major changes include:

1. Expands DPH's authority from single family residences to all systems producing less than 10,000 gallons per day of domestic wastewater.
2. Expands definition of failed systems.
3. Bans cesspools.
4. Requires DPH to complete an annual Water Quality Assessment and a 5-year program assessment.
5. Changes to use of NOWTS and requires NOWTS inspection and monitoring program.

CHANGES TO USE OF NOWTS

Less Restrictive Than Current Requirement

NOWTS no longer required for percolation rates faster than 5 MPI with 20 foot separation to groundwater

Approval of Variances Thru Use of NOWTS

Construction of a new house larger than 4 bedrooms using a seepage pit

New subdivisions with lot sizes smaller than allowed by Tier 1

Proposed systems unable to meet new setback requirements

New NOWTS Mandate

New or replacement systems within 600 feet of an impaired water body

NOWTS REQUIREMENTS

- **NEW: Operating permit with an annual fee,**
- Annual inspection by qualified contractor, testing for bacteria only near impaired water bodies
- Telemetric monitoring of the system or increased inspections
- Covenant recorded on the parcel to inform future prospective owners of the requirements.

FAILING SYSTEMS

- DPH mandated to maintain a water quality assessment program to determine the general operational status of OWTS.
- DPH will respond to complaints, receive pumper trucks reports, and monitor for frequent pumping.
- Resident must have evaluation by a qualified contractor to determine whether the system can be repaired or must be replaced.
- DPH issues notice to complete repair or replacement with timelines for compliance.
- Possible variances.

STATE POLICY (Tier 1) vs. LAMP

Tier 1 – Requirements

- Bans Seepage Pits for new construction.
- Subdivision density based on rainfall.
- Failed systems: Meet Tier 1 or obtain WDR and NOWTS
- Systems near Impaired Water Bodies or in TMDL areas – WDR and NOWTS

LAMP – Alternative

- Allows Seepage Pits for house w/max 4 bedrooms
- Subdivision density - smaller parcels allowed with NOWTS
- Failed systems: Meet Tier 1 or NOWTS
- Systems near Impaired Water Bodies or in TMDL areas – NOWTS.

STATE POLICY (Tier 1) vs. LAMP

Tier 1 - Requirements

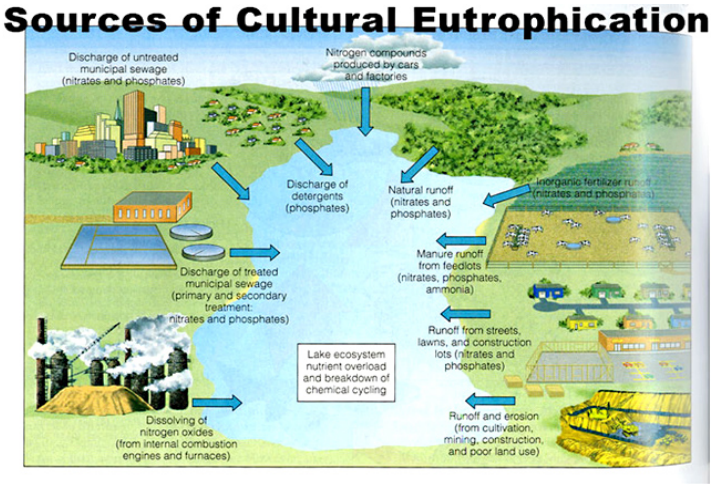
- Distance to groundwater requirements
- Max flow rate: 3,500 gpd
- Slope limited to 25% for dispersal system
- Percolation rate ≤ 1 MPI: Not approved
- Percolation rate > 120 MPI: Not approved

LAMP - Alternative

- Variance to allow NOWTS when not met
- Max flow rate: 10,000 gpd
- Slope greater than 30% require Geologist stability report
- Percolation rate ≤ 1MPI: Variance to allow NOWTS
- Percolation rate > 60 MPI: Variance to allow soil replacement and NOWTS

ADDITIONAL IMPACT ON PROPERTIES NEAR IMPAIRED WATER BODIES

- Water bodies that are on the federal 303(d) list as impaired for nitrogen or bacteria.
- If TMDL exists, requirements for NOWTS determined by the Water Board.
- Water Board allows studies by County to determine if areas can be excluded.



LAMP - PROFESSIONAL GUIDELINE

- New Professional Guide for OWTS will be issued to implement changes in LAMP
- DPH preparing guidance documents for residents on maintenance and repairs
- DPH will be First Point of Contact for all septic related issues- Land Use offices
- DPH will initiate referrals to Water Board when necessary

County of Los Angeles Public Health

QUESTIONS?

More information available at
http://publichealth.lacounty.gov/eh/EP/lu/lu_main.htm

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